

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY (NEWARK)	
RAS Crane, LLC 10700 Abbott's Bridge Road, Suite 170 Duluth, GA 30097 Telephone Number 470-321-7112 Attorneys for Secured Creditor THE BANK OF NEW YORK MELLON as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-21A Shauna Deluca, Esq. (SD-8248)	CASE NO.: 19-27945-JKS CHAPTER 13 Objection to Confirmation of Debtor's Chapter 13 Plan
In Re: Madhu Agarwal aka Madhu B Agarwal aka Madhubala Agarwal, Debtor.	

OBJECTION TO CONFIRMATION OF DEBTOR'S MODIFIED CHAPTER 13 PLAN

The Bank Of New York Mellon As Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-21A ("Secured Creditor"), by and through its undersigned counsel, objects to confirmation of Debtor's Modified Chapter 13 Plan (DE # 27), and states as follows:

1. Debtor, Madhu Agarwal ("Debtor"), filed a voluntary petition pursuant to Chapter 13 of the Bankruptcy Code on September 20, 2019.
2. Secured Creditor holds a security interest in the Debtor's real property located at 210 Fulton Ave, Jersey City, NJ 07305, by virtue of a Mortgage recorded on October 15, 2002 in Book 9329, at Page 094 of the Public Records of Hudson County, NJ. Said Mortgage secures a Note in the amount of \$127,500.00.
3. The Debtor filed a Modified Chapter 13 Plan on December 18, 2019.
4. The Plan proposes to cure Secured Creditors claim through a sale of the real property. Thus far, sale of the real property has not been offered or approved by Secured Creditor. Creditor objects to this treatment of its claim until approval has been granted.

5. Debtor's Plan is speculative in nature in that the Plan is silent as to what efforts are being undertaken to sell the property and what will occur in the event the sale is not consummated by the proposed completion date. Furthermore, the Plan has not confirmed that the proceeds from any potential sale of the real property will satisfy Secured Creditor's lien in full.
6. The Plan does not appear feasible due to inadequate treatment of Secured Creditor's claim. Thus, the plan violates the provisions of 11 U.S.C. § 1325(a)(3) and cannot be confirmed.

WHEREFORE, Secured Creditor respectfully requests this Court sustain the objections stated herein and deny confirmation of Debtor's Plan, and for such other and further relief as the Court may deem just and proper.

Dated: January 10, 2020

RAS Crane, LLC
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CERTIFICATION OF SERVICE

1. I, Shauna Deluca, represent The Bank Of New York Mellon As Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-21A in this matter.
2. On January 10, 2020, I caused a copy of the following pleadings and/or documents to be sent to the parties listed in the chart below: Objection to Confirmation of Plan.
3. I certify under penalty of perjury that the above documents were sent using the mode of service indicated.

Dated: January 10, 2020

RAS Crane, LLC
Attorney for Secured Creditor
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Duluth, GA 30097
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By: /s/Shaua Deluca
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<u>Name and Address of Party Served</u>	<u>Relationship of Party to the Case</u>	<u>Mode of Service</u>
Sarah J. Crouch Fitzgerald & Crouch, P.C. 649 Newark Avenue Jersey City, NJ 07306	Attorney for Debtor	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified Mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other <hr/> (as authorized by the court*)
Madhu Agarwal 419 Esplanade Maywood, NJ 07607	Debtor	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified Mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other <hr/> (as authorized by the court*)
Marie-Ann Greenberg Chapter 13 Standing Trustee 30 Two Bridges Rd Suite 330 Fairfield, NJ 07004	Trustee	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified Mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other <hr/> (as authorized by the court*)
U.S. Trustee US Dept of Justice Office of the US Trustee One Newark Center Ste 2100 Newark, NJ 07102	U.S. Trustee	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified Mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other <hr/> (as authorized by the court*)